Notice is hereby given that the Planning and Zoning Commission for the City of Grinnell will conduct a meeting at 7:00 p.m. on Tuesday June 14, 2022.

This meeting will be held in the Council Chambers of City Hall at 520 4th Ave and will also be hosted on zoom and can be accessed by visiting the following link

https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09

Meeting ID: 646 868 5281 Passcode: 12345

One tap mobile +13017158592,,6468685281#,,,,*12345# US (Washington D.C) +13126266799,,6468685281#,,,,*12345# US (Chicago)

AGENDA PLANNING AND ZONING COMMISSION

7:00 P.M.				June 14, 2022
ROLL CALL:	(Vice-Chair) Adelberg Briscoe, Motta			, Baumann,
APPROVAL O	OF MINUTES FROM Jan	uary 28, 202	2:	
APPROVAL O	OF AGENDA:			
COMMUNICA	ATIONS:			
OLD BUSINES	SS:			
NEW BUSINE	SS:			
lots at 603-625 l	Broad St. Currently a porticity Zoning, and the zoning	on of the prop	erty is zoned as I	Broad Investors LLC for the R-2: Two-Family Zoning or sociated property is rezoned

ADJOURN:

P.S. If you are not able to attend, please call 641-236-2600 to let us know. A quorum is required to take action on the items before the Commission.

MINUTES OF THE PLANNING AND ZONING COMMISSION

Vice-Chair Adelberg called the Planning and Zoning Commission to order at 12:02pm on January 28, 2022
ROLL CALL: Adelberg P_, Duke P_, McGriff_P, Baumann_P_, Briscoe A_, Motta P_, Stutz P
APPROVAL OF MINUTES From May 11, 2021:
APPROVAL OF AGENDA: Adelberg added that the vote for a new Chair and Vice-Chair needs to occur, and will occur after the new business. Stutz made the motion, Duke seconded, motion passes unanimously.
COMMUNICATIONS:
OLD BUSINESS:
NEW BUSINESS:
1. Review an application from Ken & Edna Crandall to consider a request to rezone a property located at 403 4 th Avenue from R-2: Two-Family Residential to R-3: Multi-Family Residential. There is no proposed change in the use of this property. This rezoning is merely to rezone the property to make it conforming to the current Code of Regulations as the dwelling has existed as a multi-unit dwelling for decades, but with the incorrect zoning classification.
Mr. Avis read the staff memo to the Board and showed the current zoning map and explained the zoning adjoining the property in question.
Adelberg <u>Yes</u> , Duke Yes, McGriff Yes, Baumann Yes, Stutz Yes. Motta Yes
Roll call vote was a majority yes, the motion passed.
2. Voting for Chair and Vice-Chair. Adelberg made a motion for Stutz be elected to Chair. Duke Seconded. Motion unanimously approved.
Duke made a motion for Adelberg to be elected to Vice-Chair. McGriff seconded the motion. Motion unanimously approved.

ADJOURN: Motta moved that the meeting be adjourned. Baumann seconded the motion. Motion passed unanimously. Meeting was adjourned at 12:17 p.m.

KEVIN STUTZ, CHAIR

ATTEST. —

MEMORANDUM TO THE PLANNING AND ZONING COMMISSION

June 14, 2022 7:00 p.m.

Approval of January 28, 2022 Minutes

OLD BUSINESS:

NEW BUSINESS:

1. Review a rezoning application from Mayflower Homes Inc and West Broad Investors LLC for the lots at 603-625 Broad St. Currently a portion of the property is zoned as R-2: Two-Family Zoning or R-3: Multi-Family Zoning, and the zoning request is to ensure that all associated property is rezoned to C-1: General Commercial.

Findings of Staff

1. The property at 603-625 Broad Street current comprises of an apartment building to the north of which that land is currently zoned as R-3: Multi-Family Residential or C-1: General Commercial, and then to the south is an accessory structure, of which the land there is currently zoned as R-2: Two-Family Residential. The applicants wish to rezone all associated property to C-1: General Commercial, to accommodate an addition onto the existing apartment building, and correct the zoning classifications that pertain to how this property is utilized.

You are further notified that the time and place of the public hearing will be Friday, June 14, 2022 at 7:00 p.m. This meeting will be held in the Council Chambers of City Hall at 520 4th Ave and will also be hosted on zoom and can be accessed by visiting the following link. The Commission will make a recommendation to City Council, whom will have the final decision in the matter.

https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09

Meeting ID: 646 868 5281 Passcode: 12345

One tap mobile +13017158592,,6468685281#,,,,*12345# US (Washington D.C) +13126266799,,6468685281#,,,,*12345# US (Chicago)

Respectfully submitted
Tyler Avis Director of Building and Planning

Beacon[™] Poweshiek County, IA

Summary

Parcel ID Alternate ID 0499200

Property Address

BROAD ST GRINNELL IA 50112

Sec/Twp/Rng

Brief

GRINNELL LOTS 8 9 10 & 11 BLK 10 & ALLEY E LOTS 1 THRU 6 & W LOTS 7

Tax Description THRU 12

(Note: Not to be used on legal documents) 0863-0304 (11/24/2009)

Deed Book/Page Contract Book/Page

Gross Acres 0.00

Net Acres

0.00 Class

M - Residential (MR R3+) (Note: This is for tax purposes only. Not to be used for zoning.)

District 180 - GRINNELL CITY/GRN SCH

School District GRINNELL NEWBURG SCHOOL



Owners

Deed Holder

West Broad Investors LLC 616 Broad St

Grinnell IA 50112

Contract Holder

Mailing Address West Broad Investors LLC

616 Broad St Grinnell IA 50112

Land

Map Area GR MAYFLOWER

Lot Dimensions Regular Lot: x

Front Footage	Front	Rear	Side 1	Side 2
Main Lot	300.00	300.00	165.00	165.00
Sub Lot 2	26.00	26.00	450.00	450.00
Sub Lot 3	0.00	0.00	0.00	0.00
Sub Lot 4	0.00	0.00	0.00	0.00

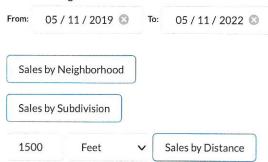
Lot Area 1.41 Acres; 61,200 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Туре	Multi Parcel	Amount
11/24/2009	CHURCH OF ASSEMBLY OF GOD	WEST BROAD INVESTORS LLC	863-304	SALE TO/BY EXEMPT ORGANIZATION	Deed		\$235,000.00
6/17/1988		FIRST ASSEMBLY	982-145	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$26,750.00
7/21/1980		FIRST ASSEMBLY	382-177	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$27,750.00

Recent Sales in Area

Sale date range:



Permits

Permit #	Date	Description	Amount
20150209	10/27/2014	Plumb/Elec	567,826
20150048	07/28/2014	New Bldg	7,264,634

Valuation

		2022	2021	2020	2019	2018
	Classification	Residential (Mr R3+)				
+	Assessed Land Value	\$82,090	\$82,090	\$75,240	\$75,240	\$73,680
+	Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+	Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
=	Gross Assessed Value	\$82,090	\$82,090	\$75,240	\$75,240	\$73,680
2	Exempt Value	\$0	\$0	\$0	\$0	\$0
=	Net Assessed Value	\$82,090	\$82,090	\$75,240	\$75,240	\$73,680

The Assessed Building Value includes other improvements.

Taxation

	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+ Taxable Land Value	\$50,787	\$53,609	\$55,260
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$50,787	\$53,609	\$55,260
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$50,787	\$53,609	\$55,260
x Levy Rate (per \$1000 of value)	35.23102	35.31803	34.66790
= Gross Taxes Due	\$1,789.28	\$1,893.36	\$1,915.75
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,790.00	\$1,894.00	\$1,916.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2020	March 2022 September 2021	\$895 \$895	Yes Yes	3/25/2022 10/1/2021	004780
2019	March 2021 September 2020	\$947 \$947	Yes Yes	3/31/2021 10/5/2020	003360
2018	March 2020 September 2019	\$958 \$958	Yes Yes	4/3/2020 9/30/2019	004196
2017	March 2019 September 2018	\$1,012 \$1,012	Yes Yes	4/1/2019 10/1/2018	019508
2016	March 2018 September 2017	\$1,058 \$1,058	Yes Yes	4/2/2018 9/29/2017	002772
2015	March 2017 September 2016	\$1,893 \$1,893	Yes Yes	3/29/2017 10/3/2016	009312

Iowa Land Records

(0863-0304)

Data for Poweshiek County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1994. For records prior to 1994, contact the County Recorder or Customer Support at www.lowaLandRecords.org.

Photos



ADDEAL TO THE

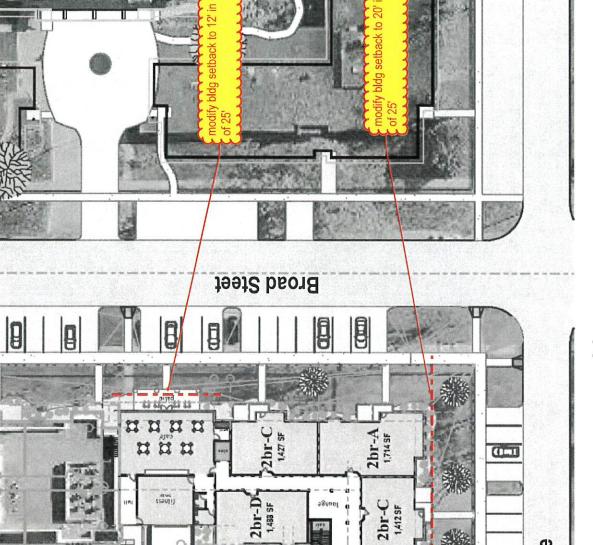
<u>APPEAL TO T</u> <u>BOARD OF ADJUS</u>	
	of 616 Broad St, Grinnell, IA 50112
Name	Address
respectfully request that a determination be m following appeal, which was denied by the Er	ade by the Board of Adjustment on the forcing Officer on 13 May 20 22.
It is an interpretation.	
It is an appeal for an interpretation of S	ection of the ordinance or map.
It is a special use permit required under Broad of Adjustment is required to act	r Section of the ordinance on which the
It is a request for a variance relating to yard or building setback requirements the ordinance.	the use, area, frontage, as required by Section _165.17 of
Remarks: Request to reduce front yard to	ouilding setback to 12' in lieu of 25'
on the east side of building.	
The premises affected are located at 625 Brown Legal description of property involved in this Blk 10 & alley E Lots 1 thru 6 & W lots	appeal: Grinnell lots 8, 9, 10 & 11
Has any previous application or appeal been f	iled in connection with these premises? No
What is the applicant's interest in the premise Owner / Developer	s affected?
What is the approximate cost of the work invo	_{vlved?} \$11,000,000
Explanation of purpose to which property will	be put: Independent Senior Living
-	lo.
Ground plan and elevations attached X	TesNo. If no, explain:

A vai	riance from the zoning chapter will not	be granted unless: (Check Boxes)					
X	That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures or buildings in the same district; and						
X		visions of this chapter would deprive the applicant r properties in the same district under the terms of					
X	That the special conditions and circu applicant; and	imstances do not result from the actions of the					
X	 privilege that is denied by this chapt same district. No nonconforming us 	will not confer on the applicant any special er to other lands, structures, or buildings in the e of neighboring lands, structures, or buildings in se of lands, structures, or buildings in other bunds for the issuance of a variance.					
const filing	ruction in accordance with the plans he	nted, I (we) will proceed with the actual crewith submitted within six months from date of a					
	EOD LIGE OF DO ADD	OE A DILICTMENT ONLY					
	FOR USE OF BOARD	OF ADJUSTMENT ONLY					
Date	hearing advertised	; Date of hearing					
Fee p	aid (\$25.00) – Receipt No.						
Decis	sion of the Board of Adjustment						
Reaso	ons:						
1							
	remarks:						
		BOARD OF ADJUSTMENT					
Other							

Appeal to the Board of Adjustments – Page 2

PETITION FOR REZONING

10 me	Honorable Wayor, City Council, and City Plan	nning & Zoning Commission:
Ladies	and Gentlemen:	Date: 13 May 2022
below,	e undersigned, owners of 50% or more of the p do hereby respectfully petition to amend the p after designated, and in support thereof, the fol	present zoning ordinance as
1.	The undersigned owns property within the are Owner: West Broad Investors LLC	ea, which is requested to be rezoned.
	By: Jack Morrison Title: Director Facilities Management	Date: 13 May 2022
2.	That the area to be rezoned is contained in the Grinnell Lots 8, 9, 10 & 11 Blk 10 & Alley	e following legal description: E Lots 1 - 6 & W lots 7 - 12
3.	That it is required and desired that the foregoing R-2 Districts to the C-1 District.	ing property to be rezoned from the
4.	That the reasons for requesting the change are For development of senoir living apartme	
5.	That the undersigned, who own property with property to be rezoned, are acquainted with the rezoned may be put if the rezoning takes place	e uses to which the area to be
Respec		
Signed	(Name)	(Address)
	Oh h	619 Broad St.





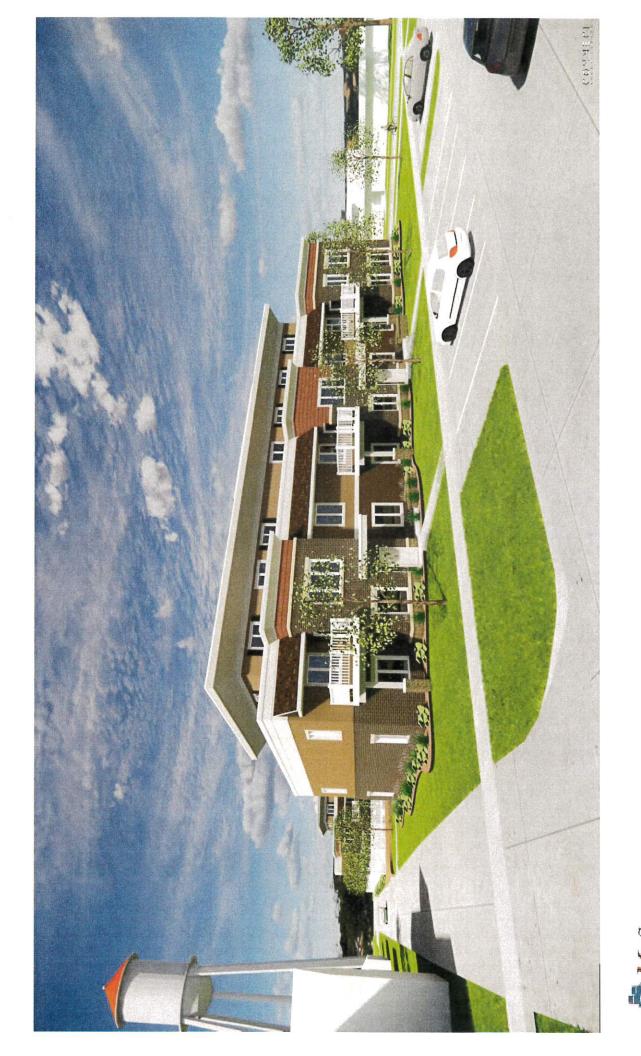


1st Ave

COMMUNITY WATERTOWER SQUARE SOUTH APARTMENTS









Beacon™ Poweshiek County, IA

Summary

Parcel ID Alternate ID 3211200

Property Address

603 BROAD ST

GRINNELL IA 50112

Sec/Twp/Rng N/A

Brief Tax Description GRIN

GRINNELL LOT 12 BLOCK 10 (Note: Not to be used on legal documents)

Deed Book/Page 0927-0044 (3/5/2013)

Contract Book/Page

Gross Acres 0.00 Net Acres 0.00

Class

R - Residential

District School District (Note: This is for tax purposes only. Not to be used for zoning.) 180 - GRINNELL CITY/GRN SCH

Contract Holder

t GRINNELL NEWBURG SCHOOL



Mailing Address

Grinnell IA 50112

616 Broad St

Mayflower Homes Inc

Owners

Deed Holder

Mayflower Homes Inc 616 Broad St Grinnell IA 50112

Land

Map Area GRINNELL SE

Lot Dimensions Regular Lot: 75.00 x 165.00 Lot Area 0.28 Acres; 12,375 SF

Residential Dwellings

Residential Dwelling

Occupancy Detached Structures Only

Style Architectural Style

Year Built

Attic Type

Basement Area Type

Plumbing Fireplaces Porches Decks

Additions Garages

 $576 \, \text{SF} \, (24 \text{FW} \, \times \, 24 \text{FL})$ - Det Frame (Built 1970);

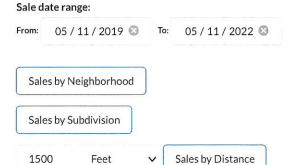
Yard Extras

GAR+SHED+WD COV

Sales

Date	Seller	Dunger	Decording	Sale Condition - NUTC	T	Multi	A
Date	Sellel	Buyer	Recording	Sale Condition - NOTC	Type	Parcel	Amount
3/5/2013	MOYER HAROLD E & BEVERLY J	MAYFLOWER HOMES INC	927-44	Sale to/by Government/Exempt Organization	Deed		\$85,000.00
3/20/1968		MOYER	273-445	UNUSEABLE SALE - OTHER	Deed		\$0.00

Recent Sales in Area



Permits

Permit #	Date	Description	Amount
20130139	05/13/2013	Demo/Rmvl	10,500
8985	04/01/2000	Roof	0

Valuation

	2022	2021	2020	2019	2018
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$16,380	\$16,380	\$15,450	\$15,450	\$15,450
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$7,030	\$7,030	\$6,010	\$6,010	\$6,010
= Gross Assessed Value	\$23,410	\$23,410	\$21,460	\$21,460	\$21,460
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$23,410	\$23,410	\$21,460	\$21,460	\$21,460

The Assessed Building Value includes other improvements.

Taxation

2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
\$8,715	\$8,509	\$8,794
\$0	\$0	\$0
\$3,390	\$3,310	\$3,421
\$12,105	\$11,819	\$12,215
\$0	\$0	\$0
\$12,105	\$11,819	\$12,215
35.23102	35.31803	34.66790
\$426.47	\$417.42	\$423.47
\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00
\$426.00	\$418.00	\$424.00
	Pay 2021-2022 \$8,715 \$0 \$3,390 \$12,105 \$0 \$12,105 35.23102 \$426.47 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	Pay 2021-2022 Pay 2020-2021 \$8,715 \$8,509 \$0 \$0 \$3,390 \$3,310 \$12,105 \$11,819 \$0 \$0 \$12,105 \$11,819 35,23102 35,31803 \$426.47 \$417.42 \$0.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2020	March 2022 September 2021	\$213 \$213	Yes Yes	3/25/2022 10/1/2021	009204
2019	March 2021 September 2020	\$209 \$209	Yes Yes	3/31/2021 10/5/2020	009774
2018	March 2020 September 2019	\$212 \$212	Yes Yes	4/3/2020 9/30/2019	008141
2017	March 2019 September 2018	\$208 \$208	Yes Yes	4/1/2019 10/1/2018	006554
2016	March 2018 September 2017	\$213 \$213	Yes Yes	4/2/2018 9/29/2017	005583
2015	March 2017 September 2016	\$220 \$220	Yes Yes	3/29/2017 10/3/2016	012305

Iowa Land Records

(0927-0044)

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Photos

Sketches

	APPEAL TO TH RD OF ADJUSTN	_	Appeal # Date:
I (We), Mayflower Homes	lnc ,	$_{ m of}^{-}$ 616 Broad S	t, Grinnell, IA 50112
Name	·	Addre	ess
respectfully request that a determined following appeal, which was determined to the control of	rmination be madenied by the Enfo	e by the Board of orcing Officer on _	Adjustment on the 13 May , 20 22 .
It is an interpretation.			
It is an appeal for an in	erpretation of Sec	etion of the	ordinance or map.
It is a special use permi Broad of Adjustment is		Section of the	ne ordinance on which the
It is a request for a vari- yard or Building se the ordinance.	ance relating to th	e use, as requ	area,frontage, ired by Section 165.17 of
Remarks: Request to reduce	e front yard bu	ilding setback t	o 20' in lieu of 25'
of south side o building al			
The premises affected are loca Legal description of property i Grinnell Lot 12 Block 10			ne District R-2
Has any previous application of	or appeal been file	ed in connection w	ith these premises? No
What is the applicant's interes Owner / Developer	t in the premises a	iffected?	
What is the approximate cost of	of the work involv	ed? \$11,000,0	000
Explanation of purpose to whi	ch property will b	e put: Independ	ent Senior Living
Plat plan attached	Yes X No	•	
Ground plan and elevations at			o, explain:

A variance from the zoning chapter will not be g	granted unless: (Check Boxes)			
That special conditions and circumstance structure, or building involved, and which or buildings in the same district; and	es exist which are peculiar to the land, h are not applicable to other lands, structures,			
	ns of this chapter would deprive the applicant operties in the same district under the terms of			
That the special conditions and circumstances do not result from the actions of the applicant; and				
	other lands, structures, or buildings in the neighboring lands, structures, or buildings in f lands, structures, or buildings in other			
I (We) further state that if this request is granted construction in accordance with the plans herew filing this appeal; will complete work within Throable from a financial, legal, and physical basis.	ith submitted within six months from date of			
FOR USE OF BOARD OF	ADJUSTMENT ONLY			
Date hearing advertised	; Date of hearing			
Fee paid (\$25.00) – Receipt No.				
Design - Cd - Design - CA 11 - 4				
Reasons:				
1.				
Other remarks:				
	BOARD OF ADJUSTMENT			
Note: In no way is this to imply that the Board of Adjustment will grant the variance, or special use asked for.	BY:			

Appeal to the Board of Adjustments – Page 2

PETITION FOR REZONING

To the Honorable Mayor, City Council, and City Planning & Zoning Commission: Date: /3 May 2021 Ladies and Gentlemen: We, the undersigned, owners of 50% or more of the property described in paragraph 2 below, do hereby respectfully petition to amend the present zoning ordinance as hereinafter designated, and in support thereof, the following facts are presented: 1. The undersigned owns property within the area, which is requested to be rezoned. Owner: Mayflower Homes Inc Jack Morrison Date: 13 May 2022 By: Title: Director Facilities Management That the area to be rezoned is contained in the following legal description: 2. Grinnell Lot 12 Block 10 That it is required and desired that the foregoing property to be rezoned from the 3. R-2 Districts to the C-1 District. That the reasons for requesting the change are as follows: 4. For developement of senoir living apartments 5. That the undersigned, who own property within a 200' radius of the requested property to be rezoned, are acquainted with the uses to which the area to be rezoned may be put if the rezoning takes place. Respectfully, Signed (Name) (Address) 603 Broad St





Broad Steet

2br-A

2br-C

(101

1st Ave

1 11 11 11

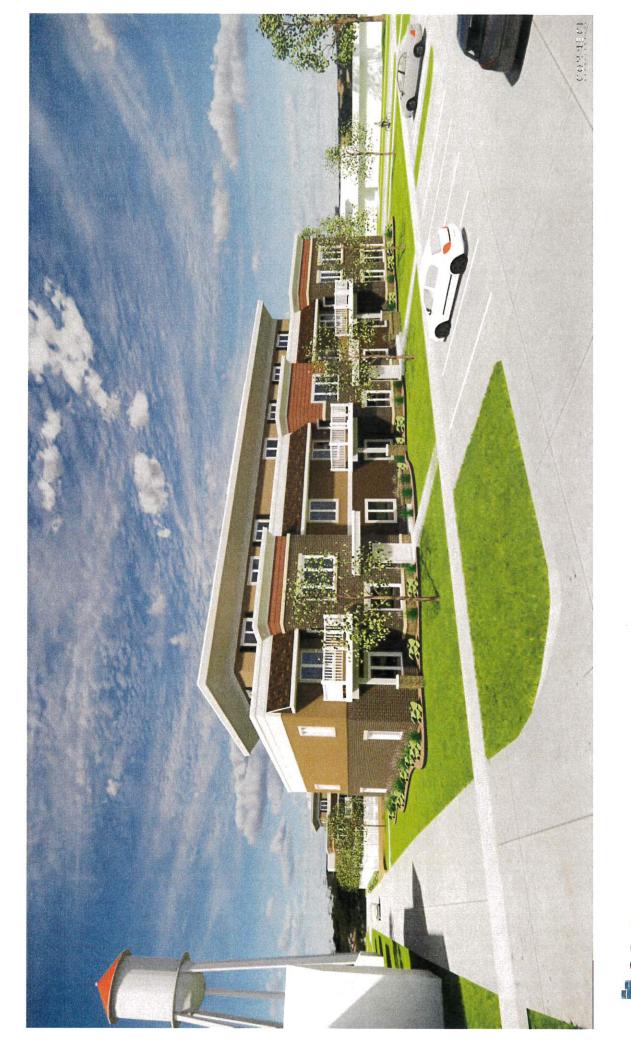




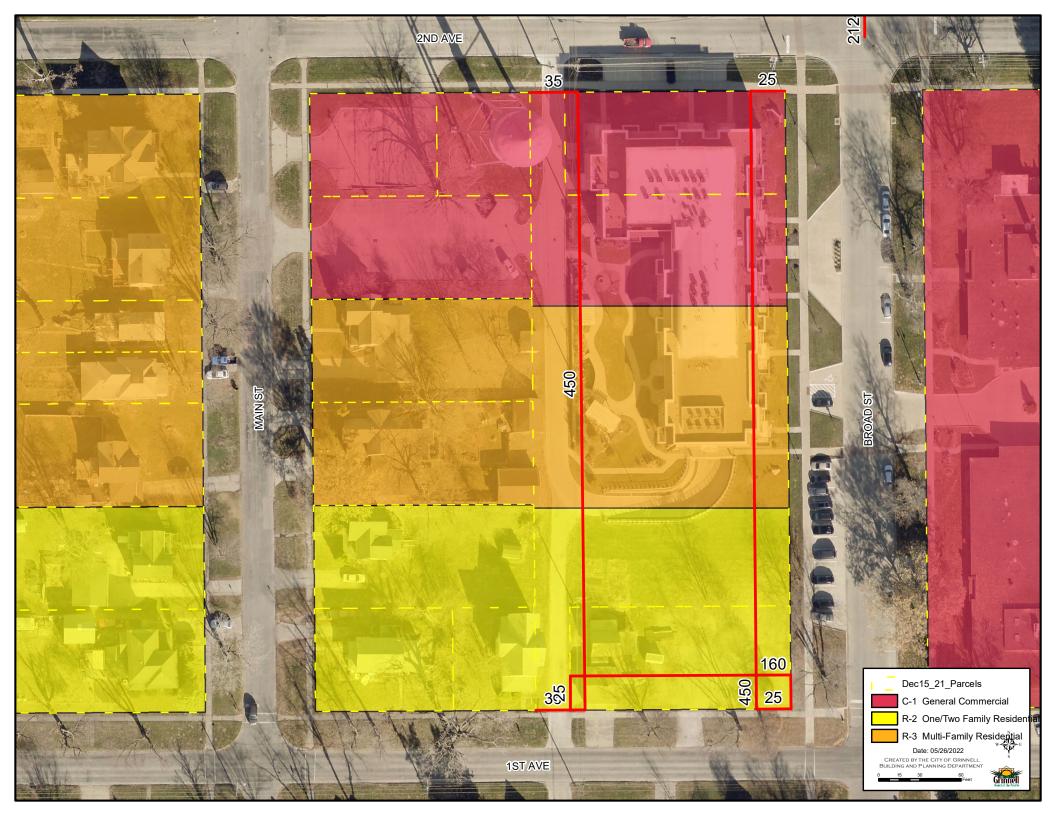
COMMUNITY WATERTOWER SQUARE SOUTH **APARTMENTS**











NOTICE OF PUBLIC HEARING

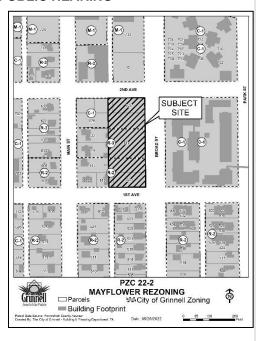
On <u>June 14, 2022 at 7:00 p.m.</u> a public hearing will be held before the City of Grinnell's Planning and Zoning Commission in the City Council Chambers (520 4th Ave) to give all citizens and interested parties an opportunity to be heard in relation to the following:

A rezoning request has been received from Mayflower Homes Inc and West Broad Investors LLC for the lots at 603-625 Broad St. Currently a portion of the property is zoned as R-2: Two-Family Zoning or R-3: Multi-Family Zoning, and the zoning request is to ensure that all associated property is rezoned to C-1: General Commercial.

The meeting will also be available on Zoom; Meeting ID: 646 868 5281.

Password: 12345

Tyler Avis Building and Planning Director For additional information, call 641-236-2600.



NOTICE OF PUBLIC HEARING

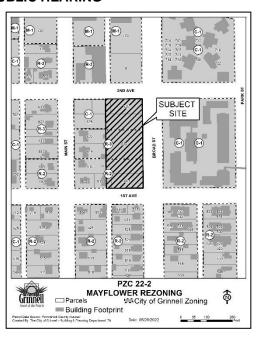
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NOTICE OF PUBLIC HEARING

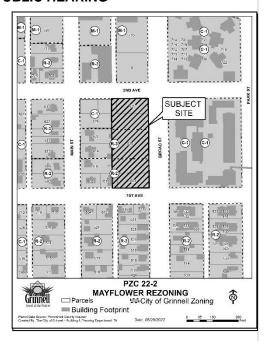
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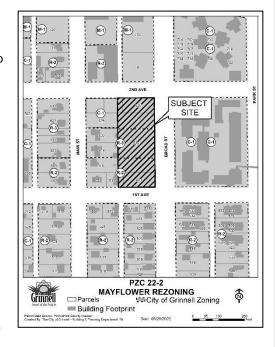
NOTICE OF PUBLIC HEARING

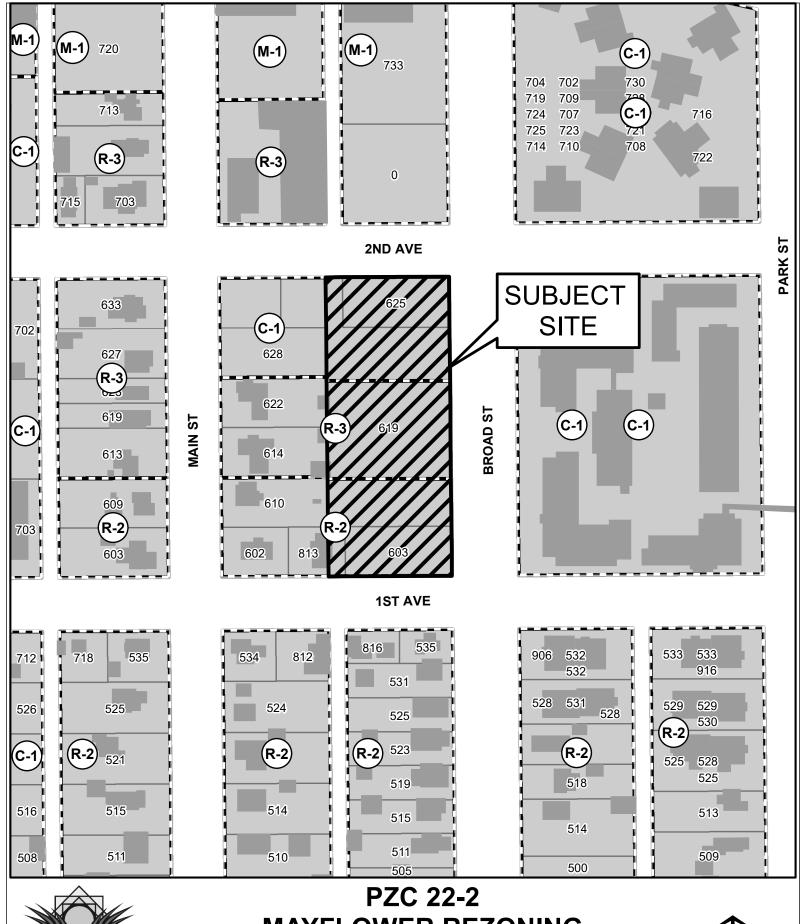
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The meeting will also be available on Zoom; Meeting ID: 646 868 5281. Password: 12345

Tyler Avis
Building and Planning Director
For additional information, call 641-236-2600







MAYFLOWER REZONING

City of Grinnell Zoning **Parcels**

Building Footprint

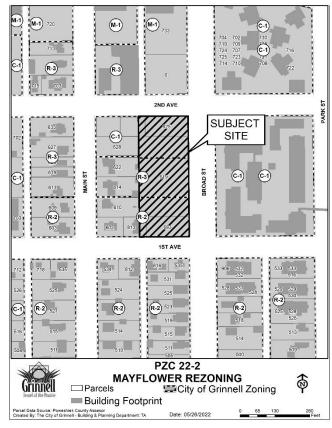
260 65 130 Date: 05/26/2022

Parcel Data Source: Poweshiek County Assesor Created By: The City of Grinnell - Building & Planning Department: TA

PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING

Notice is hereby given that a rezoning request has been received from Mayflower Homes Inc and West Broad Investors LLC for the lots at 603-625 Broad St. Currently a portion of the property is zoned as R-2: Two-Family Zoning or R-3: Multi-Family Zoning, and the zoning request is to ensure that all associated property is rezoned to C-1: General Commercial.

You are further notified that the time and place of the public hearing will be Tuesday, June 14, 2022 at 7:00 p.m. in the Council Chambers at City Hall, 520 4th Ave and also available on zoom:



https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09

Meeting ID: 646 868 5281

Passcode: 12345

Tyler Avis Building and Planning Director

Legal Notice

Publish: May 30, 2022

PUBLIC NOTICE

The Planning and Zoning Commission of the City of Grinnell will meet for a meeting on June 14, 2022, at 7:00 p.m. The agenda will include a request received from Mayflower Homes Inc and West Broad Investors LLC for the lots at 603-625 Broad St. Currently a portion of the property is zoned as R-2: Two-Family Zoning or R-3: Multi-Family Zoning, and the zoning request is to ensure that all associated property is rezoned to C-1: General Commercial .The meeting will be held in the Council Chambers at City Hall, 520 4th Ave and online access to the meeting can be found by visiting:

https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09

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